AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT	1. CONTRACT ID CODE K	PAGE 1 OF 11 PAGES

2. AMENDMENT/MODIFICATION NO.	3. EFFECTIVE DATE	4. REQUISITION/PURCHASE REQ. NO.	5. PROJECT NO. *(If applicable)*
0007	4 January 2002	N/A	

6. ISSUED BY	CODE	7. ADMINISTERED BY (*If other than Item 6*)	CODE
DEFENSE ENERGY SUPPORT CENTER 8725 JOHN J. KINGMAN ROAD, SUITE 4950 FT. BELVOIR, VA 22060-6222 FAX (703) 767-8757 BUYER/SYMBOL – M. NICHOLSON/DESC-APP PHONE (703) 767-9652 P.P. 8.2	SCO600		

8. NAME AND ADDRESS OF CONTRACTOR (*NO., street,city,county,State,and ZIP Code*)		9a. AMENDMENT OF SOLICITATION NO.
	X	SP0600-01-R-0074
		9b. DATED *(SEE ITEM 11)* June 4, 2001
		10a. MODIFICATION OF CONTRACT/ORDER NO.
		10b. DATED *(SEE ITEM 13)*

11. **THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS**

[X] The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers
[ ] is extended, [X] is not extended

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning __1__ copies of the amendment;(b) By acknowledging receipt of this amendment on each copy of the offer submitted; or(c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. **FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER.** If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. **ACCOUNTING AND APPROPRIATION DATA** *(If required)*

13. **THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: *(Specify authority)* THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A. I2.05 CHANGES-FIXED PRICE (AUG 87)
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES *(such as changes in paying office, appropriation date, etc.)* SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b)
	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: FAR 43.01
	OTHER *(Specify type of modification and authority)*

E. **IMPORTANT:** Contractor [ ] is not, [ ] is required to sign this document and return ____1__ copies to the issuing office.

14. **DESCRIPTION OF AMENDMENT/MODIFICATION** *(Organized by UCF section headings, including solicitation/contract subject matter where feasible.)*

Please see following pages.

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Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (*Type or print*)		16A. NAME OF CONTRACTING OFFICER	
		Verna L. Velez	
15B. NAME OF CONTRACTOR/OFFEROR BY _____ *(Signature of person authorized to sign)*	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA BY *Verna L. Velez* *(Signature of Contracting Officer)*	16C. DATE SIGNED 4 January 2002

The purpose of this amendment is to address questions proposed by prospective offerors.

1. Q: Is it too late to get a site visit?

   A: The solicitation closing date has been extended until 01FEB02, therefore at this time, it is too late for a site visit.

2. Q: I am having much difficulty in reaching a value on the water & wastewater. I realize that it is an asset in the form of a fixed structure, however it seems that it is of no value to a contractor because it does not generate revenue. Is the purchase just a legality issue? After 50 years what happens? Does the contractor sell it to someone else?

   A: The offeror should base the fair market value of the system on information contained in the System Section J attachment, information from the technical library and, information obtained during site visits. It is also the requirement of U.S.C 10 2688 that the government obtain fair market value for all the systems.

   Once transfer of the system takes place, the successful contractor will own the system. At the end of the original 50-year contract term, it is the intent of the government to award a follow on contract with current provider.

3. Q: Has the gas distribution system (to include below ground pipe, valves, fittings, and appurtenances as well as aboveground pipe, valves, pressure reduction equipment, metering, fittings, and appurtenances) generally been operated and maintained in accordance with 49 CFR Parts 191 & 192?

   A: Yes. They have been operated and maintained in accordance with the requirements of CFR Parts 191 and 192.

4. Q: Is this system currently in compliance with 49 CFR Parts 191 & 192?

   A: No, due to the above ground gas piping at meter/regulators not being tested for lead and other hazardous metals.

5. Q: Has aboveground gas piping at meter/regulator sites been tested for lead and other hazardous heavy metals?

   A: No, as stated above. No testing has been conducted.

6. Q: Are there any additional operational restrictions, permits, etc. required to perform routine construction, operations, and maintenance activities on the Base (i.e., presence of Base fire personnel whenever welding on steel pipelines or venting gas, excavation permits, etc.)?

   A: As previously stated, the contractor shall adhere to the requirements of the solicitations in reference to notification procedures and permit requirements.

7. Q: Is there a procedural manual available that describes operations, maintenance, and emergency response activities as required by 49 CFR 192.605?

   A: Written documentation has been provided.

8. Is there any corrosion control or cathodic protection records maintained as required by 49 CFR 192.491?

   A. No.

9. Do fittings used to repair plastic pipe meet the requirements of 49 CFR 192?

   A. Yes.

10. Q: Have all pipelines (mains & services) installed aboveground been inspected for atmospheric corrosion within the past three (3) years?

    A. No.

11. Q: Has any effort been made to comply with RSPA/DOT Advisory Bulletin 99-02 concerning the potential failure of polyethylene pipe due to brittle-like cracking?

    A. No, the information available at the installation has not identified this as a problem with the installed piping.

Technical Questions

12. Q: Item Number 5.3.4.9 in Technical Exhibit C-1a includes a requirement to conduct an annual leakage survey and repair and schedule the repair of all gas leaks in accordance with 49 CFR 191 and 192. When was the last gas leakage survey performed? Please provide a copy of the survey.

    A. The last survey was conducted in FY 94. A copy of the FY 94 survey was not found, but a copy of a FY 91 survey is available for review. The FY 91 survey data is characteristic of the FY 94 survey.

13. Q: Who performed the survey (i.e., was the survey performed by Post or contractor personnel)? If by contractor personnel, please identify the contractor)?

    A. Southern Cross Corporation from Atlanta Georgia.

14. Q: Are records of the gas leaks found during the last five surveys available? If so, please provide.

    A. Refer to 10. a. above.

15. Q: Is there a history of the gas leaks reported and/or repaired during the last five years? If so, please provide.

A: FY Number of Service Orders for Gas leak repairs

34

49

25

52

40

The above is history obtained from the IFS-M Data System

16. Q: Are there any unrepaired Class I or Class II gas leaks in the system?

A: None known.

17. Q: What are the primary causes of gas leaks on the distribution system?

A: External corrosion and pipe joint leaks and digging related.

18. Q: Unlike other solicitations, the inventory data provided in Table 1 of Attachment J02 does not differentiate the type of piping. How much of the total pipe listed is plastic, bare steel, welded steel, etc?

A: Not known.

19. Q: If a detailed quantification by type of piping is not available, please provide a generalized description of the type of piping within the system. For example: What percent of the total system (or size of piping) is PE or steel?

A: Housing is all PE and approximately 10% of all other piping is PE.

20. Q: Are there major segments of the system (e.g., housing area) that predominantly contain a particular type of pipe?

A: Housing gas distribution piping is PE

21. Q: Was a certain type of piping generally used prior to or after a certain date?

A: Generally all new gas piping construction after 1985 has been PE. In view of Advisory Bulletin 99-02 concerning the potential failure of PE pipe (see Question 9, above), additional information on the extent and characteristics of plastic piping is needed.

22. Q: When was the plastic pipe installed? Was any of the plastic pipe used in the gas system manufactured prior to 1982? Has pre-1982 plastic pipe been identified?

    A: No pre 1982 plastic pipe has been identified.

23. Q: Are specifications available for the plastic pipe used?

    A: Specifications for the Housing PE projects are available. In a related vein, additional information on plastic service lines is needed.

24. Q: Do all plastic gas lines include a tracer wire?

    A: Yes.

25. Q: Can locations where pipe transitions from plastic to steel be identified?

    A: Not specifically.

26. Q: How many of the building services identified in Table 1 of Attachment J02 are plastic?

    A: Unknown.

27. Q: Please provide a list of buildings with plastic building services.

    A: Information is not available.

28. Q: Were all plastic services installed with anodeless risers? If not, what percent?

    A: Anodeless risers were installed according to the best available data. Additional information is needed regarding the number and characteristics of valves.

29. Q: How many underground valves are in the gas distribution system?

    A: Unknown

30. Q: Is a list of the location of underground valves available? If so, please provide.

    A: All known information is contained on the drawings. Specific value, manufactures, etc is not known.

31. Q: Please identify underground valves as to type (i.e. gate, ball, plug)? .

    A: All known information is contained on the drawings. Specific valve, manufactures, etc is not known.

32. Q: Please indicate if all or a portion of the underground valves are readily accessible?

    A: Generally underground valves are installed in valve boxes and accessible.

33. Q: How often are underground valves maintained?

    A: Until about three years ago the all valves were greased and operated annually. With reorganization and plans for privatization, staffing for this maintenance is no longer available.

34. Q: Please indicate if all or a portion of the underground valves are operable?

    A: There are no known valves that do not operate. Additional information is needed regarding the propane system and its interrelationships with the natural gas distribution system.

35. Q: What is the injection temperature of the propane-air gas stream out of the plant?

    What is the propane-air gas stream temperature by the time it reaches any plastic pipe?

    What is the specific gravity of the propane-air gas stream out of the plant?

    A: The ownership and operation of the propane-air system will remain with the government. The propane-air supplements natural gas when natural gas service is interrupted, allowing the government to buy its natural gas at an interruptible price. Fort Jackson does not believe the contractors require this detailed information in order to prepare their proposal.

36. Q: Is all steel pipe cathodically protected? If yes, how is it protected (rectifier, anodes, etc.)?

    A: No.

37. Q: Are there any live gas service lines to buildings no longer using gas? If yes, how many?

    A: Yes, Tank Hill specifically.

38. Q: Are post-construction pressure test records available for any piping?

    A: No.

39. Q: What qualification program/procedures are in place to certify that persons performing steel pipeline welding and plastic pipeline fusion are qualified to perform these functions?

    A: Current welder is certified; contract work requires certification.

40. Q: Are there any safety-related concerns or conditions on any part of the natural gas system at the present time?

A: None known; expect leaks to develop during work and over time at fittings, unions, etc.

41. Q: Are monthly consumption figures available for any or all of the 38 existing secondary meters? If so, please provide.

A: The information is available, but Fort Jackson does not see the need to provide this information in order for contractors to prepare their proposals.

42. Q: What is the metered pressure at each of the 38 existing secondary (in-line) meters?

A: Unknown.

43. Q: What is the delivery pressure at each of the 38 existing secondary (in-line) meters?

A: Unknown.

44. Q: Are pictures available of the 38 existing secondary (in-line) meters?

A: No.

45. Q: Are pictures available of the 9 (16) pressure regulating station sites?

A: No.

46. Q: What is the outlet pressure of each of the 9 (16) pressure regulating station sites?

A: Unknown

47. Q: In Table 1 of Attachment J02, could the year of construction of the 19,764 feet of 10" pipe be 1961 instead of 1981?

A: The 10" pipe was probably installed around 1961; the contractor shall determine specifics.

48. Q: Are all regulator stations equipped with adequate over-pressure protection devices?

A: Regulation stations were rehabbed in 1999 and met requirements at that time; No additional work requirement was identified.

49. Q: Are the capacities of all regulator station relief valves calculated or reviewed at least once each calendar year? Are records available?

A: No.

50. Q: Is the gas system equipped with telemetering or recording pressure gauges? Are records or pressure charts kept?

A: As indicated in redlined J section.

51. Q: Are there any records to substantiate the maximum allowable operating pressure of each pipeline in the system?

A: No.

52. Q: Are there any mains installed aboveground at aerial crossings or attached to bridges?

A: Yes.

* * The government has provided best available information pertaining to the gas system. The contractor may determine or assume actual condition, existence or delineation of the gas pipe system by examination or other accepted practice. The contractor is responsible for determining the of actual condition and depreciated value. Detailed maintenance records do not exist; the maintenance activity has been reduced as a result of the privatization efforts. However, based on the historical leakage survey history, the system remains in good physical repair. Gas leaks are considered urgent and their repair is given priority.

53. Q: Where is the point of transfer for the propane-air facility serving the laundry?

A: The point of transfer will be on the distribution side of the valve just inside the fence around the facility.

54. For one of the questions submitted in November the answer was provided in Amendment 0005. We asked about the Point of Demarcation, Section J02.10. The question was:

Q: In each of the scenarios shown on page 9 of this section, can the point of demarcation be defined as the mechanical connection at or near the point shown on the sketch. For example, in sketch 1, the point would be the first mechanical connection following the meter; in sketch 4, the point would be the last mechanical connection before the pipe penetrates the building wall

A: The point of demarcation can be defined as the last mechanical connection before the pipe penetrates the building envelope.

This is a major change if in all cases the ownership occurs at the building envelope. In many locations there is underground piping beyond the meter that should remain under government ownership. Please clarify.

Clarification: Please review the Demarcation Drawing in the Section J Attachment J02A (amendment 0005). The drawings are very specific and provide the necessary details. The initial column provides a description for each sketch in the right hand column. The information has been reviewed and is accurate.

55. Q: Who presently owns the pole mounted communication lines?

A: The communication lines vary. The communication lines are for Cable, Telephone and some government communication services. Solicitation Paragraph C.4.3 addresses the joint use. Upon determination of a “Best Value”, the successful offeror would enter into agreements with the telephone, cable and other service providers. This should not hinder or prevent any interested parties from completing their offeror.

56. Q: If these lines are in violation of safety clearance requirements, will the government pay for the correction or will they assume responsibility?

A: If there is a safety violation that must be corrected……..the contractor shall address the matter within the proposal as a Capital Upgrade or a Renewal and Replacement, whichever is applicable.

57. Other Army organizations (e.g., Fort Irwin, Fort Lewis and the Huntsville COE) have indicated that Federal income taxes identified as part of a privatized service proposal will not be considered in the Army's life cycle cost analyses. The stated reason was there would no net cost to the Government. We understand that this is an Army policy.

a. Q: Will Fort Jackson exclude Federal income taxes identified in an offeror's proposal in its life cycle cost analyses?

A: Taxes are excluded from the analysis.

b. Q: If so, would the exclusion apply to Federal income tax charges assessed in association with a contribution in aid of construction (CIAC)?

A: While the CIAC tax is excluded from the analysis, the government has to determine its ability to pay the tax. Therefore, all offerors are required to address the CIAC in their proposal.

58. Q: It is noted that other privatization RFPs were recently amended to include additional security-related clauses. Will the Solicitation be amended to include additional security clauses?

A: Fort Jackson has not identified any additional security requirements at this time.

59. Referencing Technical Exhibits C-1a and C5.3, there are specific and quantifiable requirements related to operations and maintenance of Government-owned utility systems. There are no such discrete requirements in the Solicitation.

Q: Do the requirements in the Technical Exhibit apply to a privatized service?

A: For Technical Exhibits C-1a, the general information about Fort Jackson is the information contained in the Section J Attachment for each utility system, titled "Fort Jackson Area Overview".

Q: If so, even if they are not representative of standard industry practices?

A: Technical Exhibit C5.3 is referencing operation and maintenance. The actual RFP in paragraph C.12 requires all interested parties to operate and maintain the system in accordance with all applicable laws, regulations and performance standards. Therefore, I am not sure what the concern is. The offeror shall propose the standards that the utility system will be maintained in accordance with.

60. Q: Does the scope of the electric and natural gas privatizations include distribution facilities included within the range areas of the Post? Do the Table 1 inventories in Attachments J01 and J02 include Range Area facilities?

A: Yes

61. The response to Question 5 in Amendment 5 was that housing privatization "is not being considered as part of this solicitation."

    Q: Will the Government-owned utility systems within the housing areas be transferred to the new owner?

    A: The utility distribution system for Natural Gas and Electric is intended to be transferred under utility privatization.

62. Q: If not, what are the provisions to interconnect parts of the utility systems to be owned by the utility privatization contractor with parts owned either by the Government or the housing privatization contractor? For example, will housing area circuits be isolated? Which party will be responsible if an outage in one area (housing or non-housing) adversely affects service to another?

    A: See above answer

63. Q: Are housing area distribution facilities included in the Table 1 inventories?

A: Yes, for Natural Gas EM Housing, Officers QTRS; for electric EM Housing, Officers QTRS and General QTRS

64. There are 997 transformers in the Attachment J01 Table 1 inventory. However, the transformer inventory provided in the technical exhibits lists 1,151 transformers. Also, Technical Exhibit C5.3 at Section 5.3.4.7.2 indicates that there are approximately 1,500 transformers on the Installation.

    Q: Which value is correct?

    A: The 997 listed in Attachment J01A

65. It is noted that the discrepancy of about 154 transformers approximates the number of units listed in the inventory for the range.

    Q: Does the inventory in Table 1 include the range and main cantonment areas?

    A: Yes

66. Please note that the government has provided the most accurate information possible due to the age of the system and inadequate record keeping. All interested parties shall state whatever assumptions have been made in preparation of the Proposal. Are interested Parties are also advised that RFP Paragraph L.6.2 allows exceptions to the Terms and Conditions and Alternate Proposals.

Natural Gas System Questions

67. Q: In a similar vein, Table 1 in Attachment J01 shows 38 in-line meters while Table 5 lists 37 secondary meter locations. Which is correct?

    A: 37 meters Table 5

68. Q: Assuming either Table 1 or Table 5 is correct, are there other secondary meters that would be a part of the privatized natural gas system?

    A: Table 5 is correct

69. Q: Are the meters to the Central Energy Plants included in the facilities being sold?

A: Yes

70. The DOT recommends that natural gas PE piping installed before 1985 be replaced. All of the piping identified in Table 1 of Attachment J02 was installed prior to 1985. Operation and maintenance of the system in accordance with (a) industry standards and (b) applicable safety regulations (per 10 USC 2813) would generally require the replacement of the entire gas distribution system.

Q: Will the Post comply with the recommendation if it retains ownership of the system?

A: If an offeror feels the entire system should be replaced, it will be their responsibility to address and provide justification within the proposal. All offers will be evaluated based on the information contained in the proposal against the criteria contained in the RFP.

71. Q: Will the cost of compliance be included in the IGCE?

A: The government is seeking to privatize these systems as long as it meets the requirements of USC 10 2688.